

# HoldenCopley

PREPARE TO BE MOVED

Davidson Close, Arnold, Nottinghamshire NG5 6RZ

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£295,000



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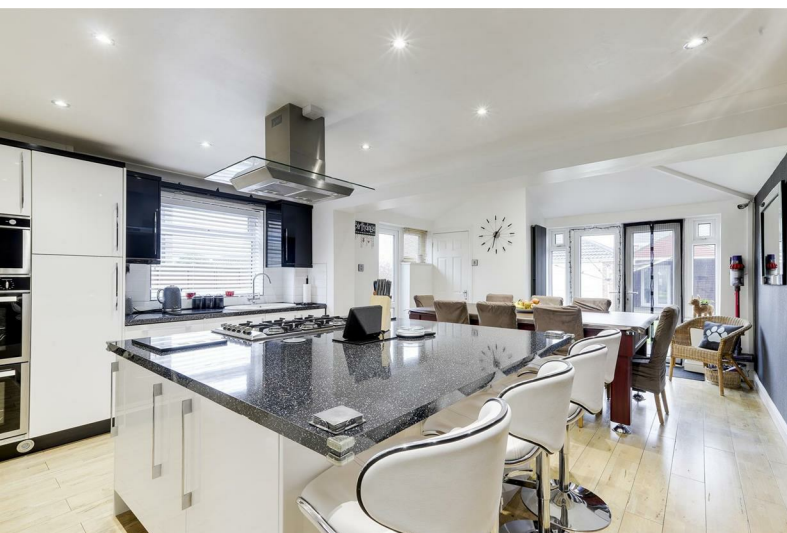




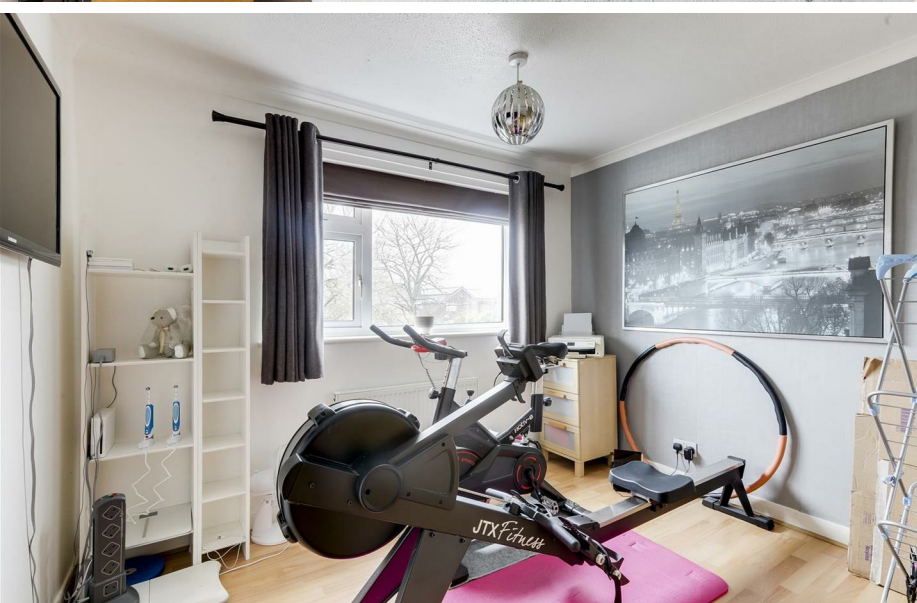
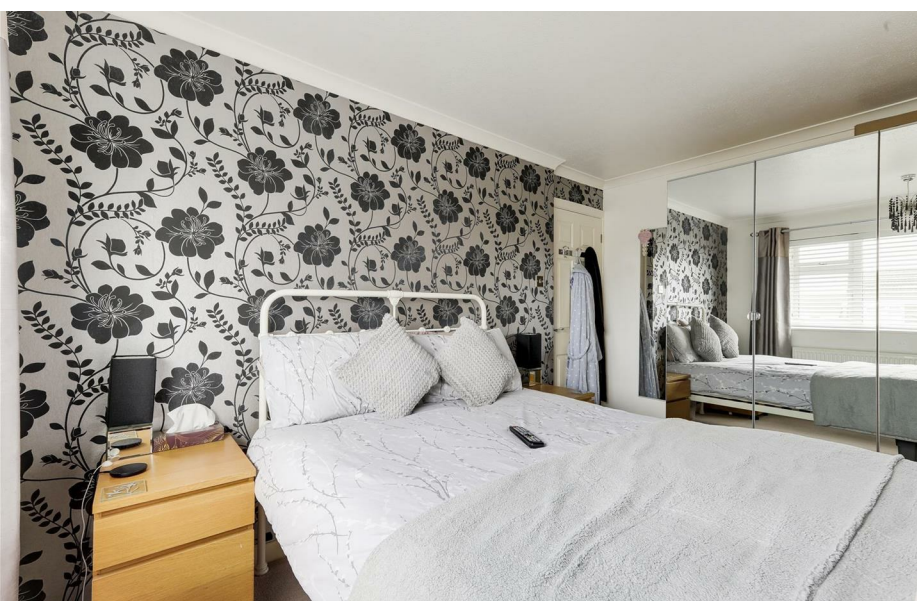
## WELL-PRESENTED HOME IN A POPULAR LOCATION...

This spacious and well-presented three-bedroom semi-detached home is perfect for a variety of buyers, offering modern living in a popular location. Situated close to a range of local amenities, including shops, schools, and excellent commuting links, this property combines convenience and comfort. Upon entering, a welcoming entrance hall leads to a reception room, ideal for relaxation. The spacious modern kitchen diner serves as the heart of the home, providing the perfect setting for family meals, entertaining, and your culinary needs. A convenient ground-floor W/C completes the lower level. Upstairs, the property boasts two generously sized double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the home features a driveway to the front for off-road parking and the added benefit of solar panels, enhancing energy efficiency. To the rear, a private garden offers a patio seating area, a lawn, and an additional driveway with access to the garage, providing extra parking and storage.

MUST BE VIEWED!







- Semi-Detached House
- Three-Bedrooms
- Reception Room
- Spacious Modern Kitchen Diner
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- Solar Panels
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hallway

13'7" x 5'11" (4.15 x 1.81)

The hallway has laminate flooring, carpeted stairs, a radiator, ceiling coving, a dado rail, two UPVC double-glazed obscure windows to the front elevation with a single composite door providing access into the accommodation.

Living Room

12'11" x 10'6" (3.95 x 3.21)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace, internal bifold doors opening to the kitchen diner and a UPVC double-glazed window to the front elevation.

Kitchen Diner

16'7"(max) x 22'1" (5.07(max) x 6.75)

The kitchen diner has a range of fitted base and wall units with worktops and a feature breakfast bar island, a ceramic sink with a drainer and a swan neck mixer tap, an integrated double oven, microwave, a six ring gas hob, extractor fan, dishwasher & fridge freezer, partially tiled walls, recessed spotlights, ceiling coving, two vertical radiators, laminate flooring, two UPVC double-glazed winodws to the side elevation, a single UPVC door providing access to the side of the property and double French doors opening out to the rear garden.

W/C

4'10" x 2'3" (1.49 x 0.70)

This space has a low level dual flush W/C, a wash basin, a tiled splashback, a radiator, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

7'10" x 6'3" (2.40 x 1.93)

The landing has carpeted flooring, a radiator, ceiling coving, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'7" x 9'11" (3.85 x 3.03)

The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'3" x 10'2" (3.45 x 3.11)

The second bedroom has laminate wood-effect flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'8" x 6'5" (2.96 x 1.98)

The third bedroom has laminate wood-effect flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

6'1" x 6'0" (1.86 x 1.83)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an electric shower fixture, a heated towel rail, tiled walls, ceiling coving, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, a fence panelling and brick-wall boundaries.

Rear

To the rear is a enclosed private garden with a paved patio area, a lawn, a block-paved driveway, access to the garden, and a covered outdoor area.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

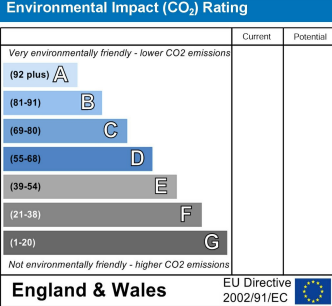
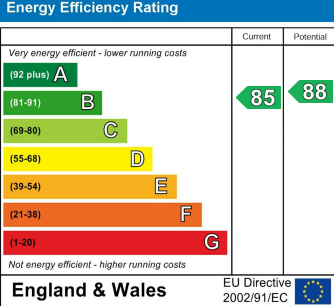
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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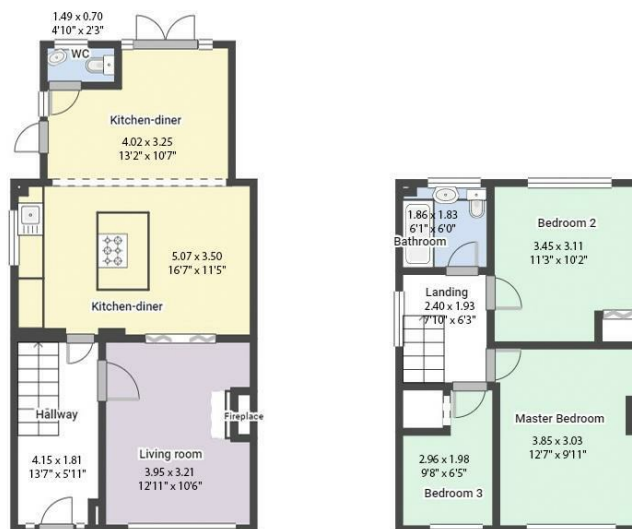
ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No





# Davidson Close, Arnold, Nottinghamshire NG5 6RZ



## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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